

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0236	Issue Date: APR 09 2003	CBL: 217 B054001
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Location of Construction: 0 Captains Landing (Lot 24 Reverse)	Owner Name: Tracy Kevin	Owner Address: Po Box 1973 CITY OF PORTLAND	Phone: 797-5601
Business Name:	Contractor Name: North Atlantic Custom Builders, Inc.	Contractor Address: PO Box 1973 Portland	Phone: 2078313947
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zoning: <i>R-3 rezoned contract 20</i>

Past Use: Vacant Lot	Proposed Use: Single Family	Permit Fee: \$1,623.00	Cost of Work: \$175,000.00	CEO District: <i>C-8</i>
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i>	

Proposed Project Description: Construct 32'x27' 6" Single Family Home w/20'x16' Family Room and 28'x24' Attached Garage	Signature: <i>JMB 4/9/03</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature: _____ Date: _____	

Permit Taken By: gad	Date Applied For: 03/24/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	<p style="text-align: center;">Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland <i>with ~ 250' House 170' from Harm</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 12 zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i># 2003-0058</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>3/29/03</i></p>	<p style="text-align: center;">Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p style="text-align: center;">Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>TO D.A 3/28/05</i></p> <p>Date: _____</p>
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DA 4/4/03

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

03-0236

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Lot 24 Rivers Edge Subdivision</u>		
Total Square Footage of Proposed Structure <u>3580</u>	Square Footage of Lot <u>34,909</u>	
Tax Assessor's Chart, Block & Lot Chart# 217-3 Block# <u>217-3</u> Lot# <u>054</u>	Owner: <u>Kevin E. Tracy</u>	Telephone: <u>797-5601</u>
Lessee/Buyer's Name (If Applicable) <u>Kevin E. Tracy</u>	Applicant name, address & telephone: <u>North Atlantic Custom Builders Inc. P.O. Box 1973 Portland, ME 04104</u>	Cost Of Work: <u>\$175,000</u> Fee: <u>\$ Bldg Fee 1248.</u>
Current use: <u>Vacant</u>	<u>Site 300. COJO 75. TOTAL 1,623.00</u>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Residence</u>	<u>35' x 30' 6" 90' x 16' Family Room</u>	
Project description: <u>Single family home 50' x</u>	<u>attached 20' x 28' x 24'</u>	
Contractor's name, address & telephone: <u>North Atlantic Custom Builders Inc. P.O. Box 1973, Portland, ME 04104 (202) 831-3947</u>		
Who should we contact when the permit is ready: <u>Kevin Tracy</u>		
Mailing address: <u>P.O. Box 1973 Portland, ME 04104</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>831-3947 xx</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>3-21-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

City of Portland, Maine - Building or Use Permit

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Permit No: 03-0236	Date Applied For: 03/24/2003	CBL: 217 B054001
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Business Name:	Contractor Name: North Atlantic Custom Builders, Inc.	Contractor Address: PO Box 1973 Portland	Phone: (207) 831-3947
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family	Proposed Project Description: Construct 32'x27' 6" Single Family Home w/20'x16'Family Room and 28'x24' Attached Garage
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Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:** 04/02/2003
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/28/2003
Note: 3/28/03 Marge took permit from Jeannie's pile for zoning **Ok to Issue:**

- 1) The denoted buffer zone is to be left in it's natural condition except that clearing of the understory for a 5' wide walking trail is permitted with appropriate permits. This property is also located within a Shoreland zone area and is subject to the rules and regulations of the Shoreland Zone. THERE SHALL BE NO CLEAR CUTTING WITHIN 75 FEET OF THE HIGH WATER MARK.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This building is located within the Historic District and is subject to its rules and regulations.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/09/2003
Note: 4/8/03 Spoke w/Kevin Tracy about required information to proceed w/approval process. He will submit on 4/9/03 **Ok to Issue:**

- 1) Soil presumptive value will be determined at excavation. Footing size is 16" which is adequate for load bearing to 2000psf, any less would require a larger dimension footing.
- 2) Separate permits are required for any electrical or plumbing work.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



CONSULTING ENGINEERS, INC.

170 U.S. Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

March 27, 2003
File: 02110

Mr. Kevin Tracy
P.O. Box 1973
Portland, ME 04104

RE: Site Plan for Lot 24 River's Edge, Captain's Landing

Dear Kevin:

Enclosed is a revised Site Plan for your project. We have discovered that it was plotted at the wrong scale. The dimensions shown are correct but scaling the Plan will result in errors.

Please destroy all existing copies of the Site Plan and replace it with the enclosed copy.

We sincerely apologize for any inconvenience this may have created.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink that reads "Tom Greer". The signature is written in a cursive, slightly slanted style.

Thomas S. Greer, P.E.

TSG/jl

Enclosure

Received 3/28/03

Captain's Landing 217-B-54 River's Edge

Soil type/Presumptive Load Value (Table 401.4.1)	Soils will be checked at excavation	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	12" 16" x 10"	
Foundation Drainage Dampproofing (Section 406)	OK	
Ventilation (Section 409.1) Crawls Space ONLY	3 windows/bulkhead	
Anchor Bolts/Straps (Section 403.1.4)	?	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2" Lally 7'4 1/2", 7'5 1/2", 6'6", 6'5"	7'2" max OK
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3-2x12 24" x 24" x 12"	
Sill/Band Joist Type & Dimensions	2x6 PT 2x10	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 O.C. 9/8 open FL. JOISTS 16 O.C.	

Submit 11x17" or pdf.
Rear Deck Framing

Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x10 ^{2x8} Garage 13" open FL Dist 16 o.c.	OK	
Attic or additional Floor Joist Species Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	House - Trusses 24 o.c. w/ bracing 12:10 span 27'6" Garage 2x10 16 o.c 4:12 & 12:12 span 12' 2x6 collar tie ✓ LV Rm Ridge beam? Rafters? 12:10 cathedral span 16' OK	OK	
Roof Rafter; Pitch, Span, Spacing & Dimension(Table 802.3.2(7))			
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 T & G, 7/16" OSB, 5/8 or 1/2" w/ clips		
Fastener Schedule (Table 602.3(1) & (2))	?	OK	

<p>Stairs Number of Stairways</p> <p>Interior</p> <p>Exterior</p> <p>Treads and Risers (Section 314)</p> <p>Width</p> <p>Headroom</p> <p>Guardrails and Handrails (Section 315)</p>	<p>6</p> <p>4 2</p> <p>7³/₄ + 7¹/₄</p> <p>3'</p> <p>6'8"</p> <p>Handrails? Guard Details?</p>	
<p>Private Garage Section 309 and Section 407 1999 BOCA) Living Space? (Above or beside)</p> <p>Fire separation</p>	<p>Above</p> <p>5/8' walls ceiling</p>	
<p>Fire rating of doors to living space Door Sill elevation (407.5 BOCA)</p>	<p>Fire rated 90.</p>	
<p>Egress Windows (Section 310)</p>	<p>4060 Egress</p>	

Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section 308)	2nd FL Bath both	
Attic Access (BOCA 1211.1)	In Laundry 22x32"	
Draft Stopping around chimney	2" 26 gauge	
Header Schedule	3-2x10's or LVL's Girder Truss Fr. BR.	APCCS Garage min 3-2x12 OK
Type of Heating System	? Oil Furnace	OK
Smoke Detectors Location and type/Interconnected	All BR's. protecting battery	

See Chimney Summary Checklist

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS	
		Summary	See Section
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1
		2-inch minimum thickness for hearth extension.	1003.9.2
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10
		12 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10
		20 inches for fireplace opening greater than or equal to 6 square feet.	
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11
		12-inch minimum firebox depth for Rumford fireplaces.	
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5
Distance from top of opening to throat	G	8 inches minimum.	1003.7
Smoke chamber	H	6 inches lined; 8 inches unlined.	1003.8
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;
		1/2-inch grout or airspace between liner and wall.	1001.9
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12
Clearances	N	From chimney	2 inches interior, 1 inch exterior.
From fireplace		2 inches front, back or sides.	
Combustible trim or materials		6 inches from opening.	
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	
Anchorage ^a	O	Strap	3/16 inch by 1 inch.
Number		Two.	
Embedment into chimney		12 inches hooked around outer bar with 6-inch extension.	
Fasten to		Four joists.	
Bolts		Two 1/2-inch diameter.	
Footing	P	Thickness	12-inch minimum.
Width		6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

Applicant: Kevin Tracy

Date: 3/28/03

Address: Captain's Landing - Riverside C-B-L: 217-B-54

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

Zone Location - R-3 Regular Contract Zone C-8

Interior or corner lot - on Cul-Du-Sac - 36x27.5

Proposed Use/Work - Construct New Single Fam. Dwelling with attached garage
and 16x20 family room
NO REAR FULL LOT

Sewage Disposal - City

Lot Street Frontage - 50' Reg - 65' Show

Front Yard - 25' min - 69' Scaled

Rear Yard - 25' min - 85' Scaled

Side Yard - 14' min - 15' @ 42' Show

Projections - Family Room 16x20 - Front Steps - Platform 15' x 15'
Rear Breakfast 5' x 7' REAR BREAKFAST AREA

Width of Lot - 75' min x 150' Scaled

Height - 35' max - 25.25' Scaled

Lot Area - 6,500^{sq ft} min - 35,909^{sq ft}

Lot Coverage/Impervious Surface - 25% max 10,917.25^{sq ft} max

Area per Family - 6,500^{sq ft}

Off-street Parking - 2 Reg - 2 CAR GARAGE Show

Loading Bays - N/A

Site Plan - minor/minor #2003-0058

Shoreland Zoning/Stream Protection - within 250' of HWTM - shows 100' from Hwy

Flood Plains - Panel 12 - Zone X

Within historic District - needs D.A. approval

No Daylight Basement Show
Buffer zone shall be left in its natural condition

27.5' x 36' =	990
24' x 28' =	672
16' x 20' =	320
front 2.5' x 9' =	22.5
REAR 4.5' x 7.5' =	33.75
CBH 5' x 7' =	35
<hr/>	
	2073.25 ^{sq ft}

Table 2305.2
FASTENING SCHEDULE

Building element	Nail or staple size and type	Number and location
1. Floor construction		
Built-up girders and beams	20d common	32" o.c. direct
[REDACTED]		
Floor joists to studs (With ceiling joists)	10d common	2 direct
Floor joists to sill or girder	8d common	3 toe nail
Ledger strip	16d common	3 each direct joist
[REDACTED]		
Particleboard underlayment ($\frac{1}{4}$ " - $\frac{3}{4}$ ")	6d annular threaded	6" o.c. direct edges and 12" o.c. intermediate
Wood structural panel subflooring ($\frac{1}{2}$ " or less)	6d common or 6d annular or spiral thread	6" o.c. direct edges and 12" o.c. intermediate
[REDACTED]		
($\frac{1}{2}$ " or less)	16 gage galvanized wire staples	4" o.c. edges and 7" o.c. intermediate
($\frac{19}{32}$ " , $\frac{5}{8}$ ")	$\frac{3}{8}$ " minimum crown, $1\frac{5}{8}$ " length	2 $\frac{1}{2}$ " o.c. edges and 4" o.c. intermediate
2. Wall construction		
Stud sole to cap plate	8d common 16d common 16d common	4 toe nail or 2 direct nail 2 toe nail or 2 direct nail
[REDACTED]		
Interior-braced wall sole plate to parallel joist	16d common	12" o.c.
Double cap plate	10d common	16" o.c. direct nail
Cap plate laps	10d common	2 direct nail
[REDACTED]		
Interior-braced wall top plate to joist or blocking	10d common	12" o.c.
Tail beams to headers (where nailing is permitted)	20d common	1 each end 4 sq. ft. floor area
Header beams to trimmers (where nailing is permitted)	20d common	1 each end 8 sq. ft. floor area
[REDACTED]		
3. Roof and ceiling construction		
Ceiling joists to plate	16d common	3 toe nail
Ceiling joists (laps over partition)	10d common	3 direct nail
[REDACTED]		
Roof rafter to ridge	16d common	2 toe nail or direct nail
Jack rafter to hip	10d common 16d common	3 toe nail or 2 direct nail
[REDACTED]		
4. Wall and roof sheathing		
1" wall sheathing (8" or less in width)	8d common	2 each direct stud
1" wall sheathing (over 8" in width)	8d common	3 each direct stud
[REDACTED]		

**Table 2305.2 (cont'd.)
FASTENING SCHEDULE**

Building element	Nail or staple size and type	Number and location
4. Wall and roof sheathing (cont'd.) 25/32" fiberboard sheathing	1 3/4" galvanized roofing nail or 8d common nail or 16 gage staple, 1 1/2" long with minimum crown of 7/16"	3" o.c. exterior edge, 6" o.c. intermediate
Gypsum		
Gypsum sheathing (seismic bracing)	11 gage 1 3/4" long 7/16 inch head, diamond point, galvanized	4" o.c. all bearing points
Particleboard wall sheathing (1/2" or less) (5/8" or less)	6d common 8d common	6" o.c. direct edges and 12" o.c. intermediate 6" o.c. direct edges and 12" o.c. intermediate
Wood		
(1/2" or less)	16 gage corrosion resistant staples, 7/16" minimum crown; 1 1/2" length 2" length	4" o.c. edges and 8" o.c. intermediate 6" o.c. edges and 12" o.c. intermediate
(19/32", 5/8")	16 gage corrosion resistant staples, 7/16" minimum crown, 2" length	4" o.c. edges and 8" o.c. intermediate
Wood structural panel roof sheathing ^{b,c} Basic wind speed is 90 mph or less		
Basic wind speed is 90 mph or less		
(over 5/8")	8d common nails	6" o.c. direct edges and 12" o.c. intermediate ^d 6" o.c. to gable end walls 6" o.c. within 48" of ridges, eaves and gable end walls but 4" o.c. where spans are 48" o.c.
Basic wind speed is over 90 up to and including 120 mph		
Basic wind speed is over 90 up to and including 120 mph		
(over 5/8")	8d common nails	6" o.c. direct edges and 12" o.c. intermediate but 6" o.c. where spans are 32" o.c. and 10d common spaced 6" o.c. where spans are 48" o.c. 6" o.c. to gable end walls but 4" o.c. where spans are 32" o.c. and 10d common spaced 6" o.c. where spans are 48" o.c. 6" o.c. within 48" of ridges, eaves and gable end walls but 4" o.c. where spans are 32" o.c. and 10d common spaced 4" o.c. where spans are 48" o.c.

AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

This Agreement made and entered into this 26th day of September, 2002 by and between STROUDWATER FARMS ASSOCIATES, a Maine general partnership, whose mailing address is 18 Carroll Street, Falmouth, Maine 04105, (the "Seller"), and North Atlantic Custom Builders with a mailing address of P.O. Box 1973,
Portland, ME 04107 (the "Buyer").

The parties hereto agree as follows:

1. PREMISES. Subject to Paragraph 4 hereof, Seller agrees to sell and Buyer agrees to buy certain real estate located in Portland, Cumberland County, Maine, in a development known as river's Edge and more particularly described as Lot Number 24 on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine Made for Stroudwater Farms Associates" prepared by Owen Haskell, Inc. dated April 10, 2001 and recorded in the Cumberland County Registry of Deeds in Plan Book 201, Page 494, together with all appurtenant rights and easements, (hereinafter the "Premises").
2. PURCHASE PRICE. Buyer agrees to pay for the Premises the sum of One Hundred Twenty-Five Thousand and 00/100 (\$125,000.00) (the "Purchase Price"), payable as follows:
 - a. Earnest Money Deposit. Five Hundred and 00/100 Dollars and 00/100 (\$ 500.00) as an earnest money deposit at the time of the execution of this Agreement (the "Deposit"). The Deposit shall be held by Seller, in a non-segregated account and without interest, and shall be credited toward the Purchase Price if and when there is a closing and otherwise pursuant to this Agreement.
 - b. Balance of Purchase Price at Closing. The balance of the Purchase Price, One Hundred Twenty-Four Thousand Five Hundred Dollars and 00/100 (\$ 124,500.00), as adjusted pursuant to paragraph 6 below, shall be paid by immediately available funds at the time of closing.
3. TITLE. Seller shall convey the Premises to Buyer at Closing in fee simple with good and marketable title in accordance with the standards of the Maine Bar Association, free and clear of all liens but subject to easements, privileges, restrictions and agreements of record. If Seller is unable to convey title as aforesaid, Seller shall be given a reasonable time period in which to remedy any title defects. If such defects cannot be corrected or remedied, or if Seller elects in Seller's discretion not to remedy the same, then the Deposit shall be returned to Buyer at this Agreement, and Seller's and Buyer's obligations to each other hereunder will terminate. Buyer may, at Buyer's

option, elect to close notwithstanding such defects as may exist without a reduction in the Purchase Price.

4. CLOSING. The closing of this transaction shall take place on or before October 28, 2002, at the offices of Cumberland Title or at such time and place as Seller and Buyer shall mutually agree upon in writing. At the closing, Seller shall execute and deliver to Buyer, against payment of the balance of the Purchase Price, a Warranty Deed to the Premises. The acceptance of the deed by Buyer at closing shall be deemed to be the full performance and discharge of every agreement, obligation and representation made on the part of Seller, except as expressly set forth in such deed. The parties agree that none of the statements contained in this Agreement are collateral agreements.
5. POSSESSION. Seller shall deliver possession of the Premises of Buyer free and clear of all leases, tenancies and occupancies by any person.
6. ADJUSTMENTS, PRO-RATION AND CLOSING COSTS.
 - a. Real estate taxes and assessments shall be pro-rated as of the Closing on the basis of the latest available tax bill.
 - b. The Maine Real Estate Transfer Tax shall be paid one-half by each of Seller and Buyer. The recording fee for the deed will be paid by Buyer.
 - c. The Buyer shall pay to Seller an amount equal to one-sixth (1/6th) the estimated annual common expense charges for the Premises, and Seller shall contribute such payment from the Buyer to a working capital fund established by the Seller as a segregated account, owned by and in the name of the Association, established at a Maine financial institution insured by the Federal Deposit Insurance Corporation or other equivalent federally-sponsored insurance. Such payment to the working capital fund shall not be treated as a prepayment of monthly common expenses assessments.
7. DEFAULT AND REMEDIES. In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller's remedies shall be either (i) retention of the Deposit as full and complete liquidated damages in lieu of any other legal or equitable remedy, or (ii) recourse to all available legal and equitable remedies. Upon retention of the Deposit as set forth in this paragraph, this Agreement will terminate and neither party will be under any further obligation hereunder.

In the event that Seller fails to close hereunder for a reason other than the default of Buyer, Buyer's exclusive remedies shall be either (i) return of the Deposit as full and complete liquidated damages in lieu of any other remedy or (ii) specific performance of this Agreement. Upon return of the Deposit as set forth in this

paragraph, this agreement will terminate and neither party will be under any further obligation hereunder.

8. GENERAL PROVISIONS. Time is of the essence of this Agreement. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the date of mailing. If mailed, all notices are to be sent by First Class Mail, postage prepaid, certified, return receipt requested, addressed as provided in the prefatory paragraph of this Agreement.

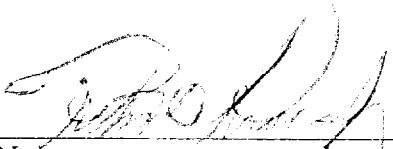
Either party may change its address for purposes of this paragraph by giving the other party notice of the new address in the manner described herein. The rights of Buyer under this Agreement may not be assigned in whole or in part without written consent of Seller.


Seller and Buyer represent and warrant to each other that neither party has engaged in the services of any real estate broker with respect to this transaction except for N/A whose commission shall be paid by N/A. This Agreement constitutes the entire Agreement between Seller and buyer and there are no agreements, understandings, warranties or representations between seller and buyer except as expressly contained in this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Maine. If any provision of this Agreement is to be invalid or unenforceable, it shall not affect the validity and enforcement of the remaining provisions hereof.

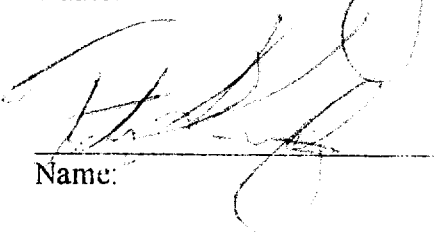
IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.

WITNESS:

Seller: Stroudwater Farms Associates
By: Stroudwater Farms Development, LLC
Its Partner


Name: _____

By: 
Karen M. Walsh, Its Manager
Seller Tax ID# 01-0433631


Name: _____


Buyer _____ Soc. Sec. # _____

Name: _____

Buyer _____ Soc. Sec. # _____

ADDENDUM TO AGREEMENT FOR PURCHASE AND SALE OF REAL ESTATE

In accordance with the Agreement for Purchase and Sale of Real Estate on Lot 24, River's Edge, dated September 26, 2002, Seller and Buyer further agree as follows:

1. This sale shall be subject to Buyer's obtaining financing for the purchase of said lot.

2. *This Contract cannot be assigned without prior written consent of Seller.*

Dated: September 26, 2002

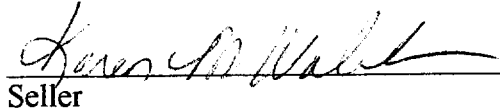
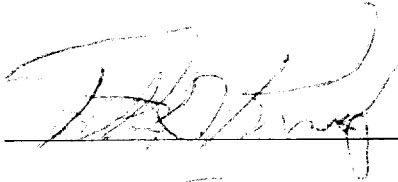
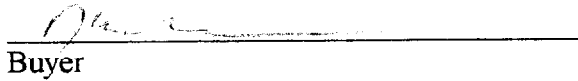
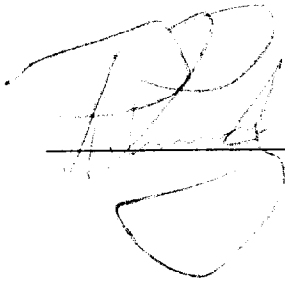

Seller
Buyer

EXHIBIT A
(DEED)

A certain lot or parcel of land, with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot No. 24 as shown on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine made for Stroudwater Farms Associates," by Owen Haskell, Inc. dated April 10, 2001, revised July 9, 2001 and recorded in Plan Book 201, Page 494 (the "Plan").

Together with the right in common with all other lot owners in and to the use of all streets and ways as shown on said plan for the purposes of ingress and egress.

Together with a Recreational and River Easement as reserved in a deed from Stroudwater Farms Associates to Portland Trails dated June 15, 1994, recorded in Book 11498, Page 24 and together with all other appurtenant easements shown on the Plan.

SUBJECT TO and benefited by the Declaration of Protective Covenants for River's Edge Subdivision dated September 30, 2002, recorded in Book 18187, Page 320, and the By-Laws, Rules and Regulation of Stroudwater Farms Homeowners Association dated October 3, 2002 and recorded in Book 18187, Page 329.

Stroudwater Farms Associates reserves for itself, its successors and assigns the fee interest in all streets and ways, as shown on said plan.

Meaning and intending to convey and hereby conveying a portion of the same premises described in a deed from Robert C. Hunt to Stroudwater Farms Associates dated July 29, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8403, Page 350.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Building Copy**

2003-0058
Application I. D. Number
3/26/2003
Application Date
Single Family dwelling
Project Name/Description

Tracy Kevin
Applicant
Po Box 1973, Portland , ME 04104
Applicant's Mailing Address

Lot 24 Rivers Edge, Portland, Maine
Address of Proposed Site
217 B054001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 797-5601 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

3580 s.f. **34,909**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **3/26/2003**

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

OPEN JOIST 2000

FEATURES	BENEFITS
SOLID SAWN SELECTED KILN DRIED CHORDS	<ul style="list-style-type: none"> -WIDE NAILING SURFACE 2.5 AND 3.5 INCHES WIDE -FAMILIAR NAILING SURFACE -EXPOSED ARCHITECTURAL EFFECTS -LESS CHANCE OF SQUEAK / QUIET FLOOR -QUIET FLOOR -EASE OF INSTALLATION <p style="text-align: right;">LABOR SAVINGS</p>
SOLID SAWN SELECTED KILN DRIED WEBS	<ul style="list-style-type: none"> -2X2 WEBS -MOST EFFECTIVE USAGE OF WOOD -ENVIRONMENTALLY FRIENDLY -UNRESTRICTED STRONGBACK POSITIONING -HAVC ROOM <p style="text-align: right;">LABOR SAVINGS</p>
SOLID SAWN SELECTED KILN DRIED END BLOCK	<ul style="list-style-type: none"> -NO STIFFENERS(SQUASH BLOCKS)REQUIRED -FIRE CUT POSSIBLE -RIM BOARD NAIL TO SOLID PIECES -NO FILLERS FOR HANGERS <p style="text-align: right;">LABOR SAVINGS</p>
WATERPROOF GLUED FINGER JOINTS	<ul style="list-style-type: none"> -ACCURACY -NO PLATE CORROSION -NO PLATE DAMAGE TO ELECTRICAL WIRING -RECOVERY FROM UNEXPECTED DEAD LOAD PLATED FLOOR TRUSS=72% I JOIST =72% OPEN JOIST 2000 =78% -SOLID SAWN LUMBER QUALITY WHEN EXPOSED TO THE ELEMENT <p style="text-align: right;">LABOR SAVINGS</p>
PROVEN TRIANGULATED CONFIGURATION	<ul style="list-style-type: none"> -OPEN SPACE FOR CONDUITS -LIGHT IN HANDLING -BUILT IN HANDLE (TOP CHORD GRIPPING) PLATED FLOOR TRUSS=6.5 LBS/FT. I JOIST =5.0 LBS/FT. OPEN JOIST 2000 =3.5 LBS/FT. -NO ON SITE THINKING FOR HOLES -EASE OF STRONGBACK INSTALLATION -LESS FLOOR VIBRATIONS <p style="text-align: right;">LABOR SAVINGS</p>
BUILT IN CAMBER	<ul style="list-style-type: none"> -STRAIGHT CEILING -MINIMIZE SAGGING FLOOR UNDER DEAD LOAD -SIMPLE SPANS ARE EASIER TO HANDLE ON SITE <p style="text-align: right;">LABOR SAVINGS</p>
TESTED TO OVER TWICE THE DESIGN LOAD	<ul style="list-style-type: none"> -QUALITY GARRANTEED -LONGER SPANS -PERFORMANCE IS ENSURED -LESS CALL BACKS <p style="text-align: right;">LABOR SAVINGS</p>
MANUFACTURED TO STOCK	<ul style="list-style-type: none"> -LAST MINUTE ORDERING -NO DELIVERY DELAYS -LAST MINUTE ORDER CORRECTIONS -11 INCHES OF ADJUSTMENT PER JOIST -NO WASTE IN MATERIAL <p style="text-align: right;">LABOR SAVINGS</p>
THIRD PARTY INSPECTIONS	<ul style="list-style-type: none"> -CERTIFIABLE BY AN ENGINEER -JOIST ARE CODE APPROVED (BOCA/NER 502) <p style="text-align: right;">LABOR SAVINGS</p>
ROUTINE FAILURE TESTS	<ul style="list-style-type: none"> -ON GOING GARANTEE -10,000 LIN. FEET DESTRUCTION TEST -QUARTERLY DELAMINATION TESTS <p style="text-align: right;">LABOR SAVINGS</p>

SEE YOUR LOCAL DISTRIBUTOR FOR MORE INFORMATION



FLOOR LIVE LOAD CHARTS IN PSF ($\Delta \leq L/360$)

1. Length is based on overall distance including 5 1/2" bearing, uniformly loaded joist and L/360 Live Load deflection. Live Load may vary according to different bearing widths.
2. Charts assume composite action with layer 5/8" subfloor nailed or screwed according to recognized practice.

REV: 02/96

JOIST DEPTH 9 3/8"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORD DIM.	LUMBER GRADE	LENGTH	SPACING				SPACING				SPACING				SPACING			
			12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 x 2	SPF #2	10'-0"	209	153	125	97	204	148	120	92	199	143	115	87	194	138	110	82
3 x 2	SPF #2	11'-0"	183	134	109	84	178	129	104	79	173	124	99	74	168	119	94	69
3 x 2	SPF #2	12'-0"	147	110	92	73	147	110	90	68	147	107	85	63	146	102	80	58
3 x 2	SPF #2	13'-0"	115	86	72	58	115	86	72	58	115	86	72	55	115	86	70	50
3 x 2	SPF #2	14'-0"	94	71	59	47	94	71	59	47	94	71	59	45	94	71	58	40
3 x 2	SPF #2	15'-0"	77	58	48	38	77	58	48	38	77	58	48	37	77	58	48	32
3 x 2	SPF #2	16'-0"	64	48	40	32	64	48	40	32	64	48	40	31	64	48	40	26
4 x 2	SPF #2	17'-0"	70	53	44	35	70	53	44	35	70	53	44	31	70	53	40	26
4 x 2	MSR 2100	18'-0"	72	54	45	36	72	54	45	36	72	54	45	31	72	54	40	26
4 x 2	MSR 2100	19'-0"	61	46	38	30	61	46	38	30	61	46	37	25	61	44	32	20
4 x 2	MSR 2100	20'-0"	53	40	33	26	53	40	33	26	53	40	33	23	53	40	30	18

Lu.Rm

JOIST DEPTH 13"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORD DIM.	LUMBER GRADE	LENGTH	SPACING				SPACING				SPACING				SPACING			
			12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 x 2	SPF #2	10'-0"	273	201	165	129	268	196	160	124	263	191	155	119	258	186	150	114
3 x 2	SPF #2	11'-0"	241	177	145	113	236	172	140	108	231	167	135	103	226	162	130	98
3 x 2	SPF #2	12'-0"	212	155	127	99	207	150	122	94	202	145	117	89	197	140	112	84
3 x 2	SPF #2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 x 2	SPF #2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 x 2	SPF #2	15'-0"	150	109	88	67	145	104	83	62	140	99	78	57	135	94	73	52
3 x 2	SPF #2	16'-0"	128	93	75	57	124	88	70	52	119	83	65	47	114	78	60	42
3 x 2	SPF #2	17'-0"	106	79	65	49	106	76	60	44	103	71	55	39	98	66	50	34
3 x 2	SPF #2	18'-0"	91	68	57	43	91	66	52	38	90	61	47	33	85	56	42	28
4 x 2	SPF #2	19'-0"	102	73	58	43	97	68	53	38	92	63	48	33	87	58	43	28
4 x 2	SPF #2	20'-0"	91	64	51	38	86	59	46	33	81	54	41	28	76	49	36	23
4 x 2	SPF #2	21'-0"	80	59	47	35	79	54	42	30	74	49	37	25	69	44	32	20
4 x 2	MSR 2100	22'-0"	83	62	52	39	83	62	48	34	83	57	43	29	79	52	38	24
4 x 2	MSR 2100	23'-0"	74	55	46	36	74	55	44	31	74	52	39	26	72	47	34	21
4 x 2	MSR 2100	24'-0"	64	48	40	32	64	48	40	28	64	47	35	23	64	42	30	18
4 x 2	MSR 2100	25'-0"	58	43	36	29	58	43	36	26	58	43	32	21	58	38	27	16

Garage

JOIST DEPTH 16"			DEAD LOAD 15				DEAD LOAD 20				DEAD LOAD 25				DEAD LOAD 30			
CHORD DIM.	LUMBER GRADE	LENGTH	SPACING				SPACING				SPACING				SPACING			
			12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"	12"	16"	19.2"	24"
3 x 2	SPF #2	10'-0"	281	207	170	133	276	202	165	128	271	197	160	123	266	192	155	118
3 x 2	SPF #2	11'-0"	241	177	145	113	236	172	140	108	231	167	135	103	226	162	130	98
3 x 2	SPF #2	12'-0"	212	155	127	99	207	150	122	94	202	145	117	89	197	140	112	84
3 x 2	SPF #2	13'-0"	188	137	112	87	183	132	107	82	178	127	102	77	173	122	97	72
3 x 2	SPF #2	14'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
3 x 2	SPF #2	15'-0"	153	111	90	69	148	106	85	64	143	101	80	59	138	96	75	54
3 x 2	SPF #2	16'-0"	145	105	85	65	140	100	80	60	135	95	75	55	130	90	70	50
3 x 2	SPF #2	17'-0"	142	103	83	63	137	98	78	58	132	93	73	53	127	88	68	48
4 x 2	SPF #2	18'-0"	169	123	100	77	164	118	95	72	159	113	90	67	154	108	85	62
4 x 2	SPF #2	19'-0"	161	117	95	73	156	112	90	68	151	107	85	63	146	102	80	58
4 x 2	SPF #2	20'-0"	154	112	91	70	149	107	86	65	144	102	81	60	139	97	76	55
4 x 2	SPF #2	21'-0"	148	107	87	67	143	102	82	62	138	97	77	57	133	92	72	52
4 x 2	SPF #2	22'-0"	137	99	80	61	132	94	75	56	127	89	70	51	122	84	65	46
4 x 2	MSR 2100	23'-0"	127	91	74	56	122	86	69	51	117	81	64	46	112	76	59	41
4 x 2	MSR 2100	24'-0"	104	78	65	52	102	76	64	47	94	70	59	42	86	64	54	37
4 x 2	MSR 2100	25'-0"	96	72	60	47	92	69	58	42	84	63	53	37	76	57	48	32
4 x 2	MSR 2100	26'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 x 2	MSR 2400	27'-0"	83	62	52	42	81	61	51	37	73	55	46	32	65	49	41	27
4 x 2	MSR 2400	28'-0"	75	56	47	38	73	55	46	34	65	49	41	29	60	45	38	24
4 x 2	MSR 2400	29'-0"	64	48	40	32	64	48	40	32	64	48	40	27	56	42	35	22
4 x 2	MSR 2400	30'-0"	56	42	35	28	56	42	35	28	56	42	35	23	48	36	30	18

VERSA-LAM® Roof Load Tables

3100Fb SP and 3080Fb DF (115% Load Duration) Snow Load

KEY TO TABLE: Top figure = Allowable Total Load [plf] Middle figure = Allowable Live Load [plf]
Bottom figures = Minimum Required Bearing Length at End / Intermediate Supports [inches]

Design Span (ft)	1 1/4" Width - 3100 Fb DF				3 1/2" Width - 3080 Fb DF						5 1/2" Width - 3080 Fb DF						7" Width - 3080 Fb DF						
	7 1/4"	9 1/2"	11 1/8"	14"	7 1/4"	9 1/2"	11 1/8"	14"	16"	18"	9 1/2"	11 1/8"	14"	16"	18"	20"	11 1/8"	14"	16"	18"	20"	24"	
6	893	1245	1668	2102	1756	2447	3278	4132	5049	6102	3671	4919	6198	7573	9153	10985	6558	8264	10088	12204	14647	20933	
	1.8/3	2.5/3.1	3.4/4.2	4.3/5.3	1.7/3	2.3/3	3.1/3.9	3.9/4.9	4.8/6	5.8/7.3	2.3/3	3.1/3.9	3.9/4.9	4.8/6	5.8/7.3	7/8.7	3.1/3.9	3.9/4.9	4.8/6	5.8/7.3	7/8.7	10/12.5	
8	560	874	1146	1414	1190	1718	2254	2780	3323	3917	2577	3381	4171	4984	5875	6856	4508	5561	6645	7834	9141	12193	
	1.5/3	2.4/3	3.1/3.9	3.8/4.8	1.5/3	2.2/3	2.9/3.6	3.5/4.4	4.2/5.3	5/6.2	2.2/3	2.9/3.6	3.5/4.4	4.2/5.3	5/6.2	5.8/7.3	2.9/3.6	3.5/4.4	4.2/5.3	5/6.2	5.8/7.3	7.9/9.7	
10	326	596	872	1065	652	1267	1716	2094	2474	2882	1901	2574	3140	3711	4323	4979	3431	4187	4949	5764	6638	8594	
	1.5/3	2/3	3/3.7	3.6/4.5	1.5/3	2/3	2.7/3.4	3.3/4.2	4/4.8	4.6/5.8	2/3	2.7/3.4	3.3/4.2	4/4.9	4.6/5.8	5.3/6.6	2.7/3.4	3.3/4.2	4/4.9	4.6/5.8	5.3/6.6	6.9/8.6	
11	244	492	751	947	488	1046	1532	1863	2194	2545	1569	2299	2795	3290	3817	4378	3065	3726	4387	5090	5837	7487	
	1.8/3	2.8/3.5	3.5/4.4	4.3/5.3	1.5/3	1.8/3	2.7/3.4	3.3/4.1	3.9/4.8	4.5/5.6	1.8/3	2.7/3.4	3.3/4.1	3.9/4.8	4.5/5.6	5.1/6.4	2.7/3.4	3.3/4.1	3.9/4.8	4.5/5.6	5.1/6.4	6.6/8.2	
12	187	412	630	853	375	849	1340	1678	1970	2278	1274	2010	2517	2955	3417	3906	2680	3356	3940	4556	5208	6631	
	1.5/3	1.7/3	2.6/3.2	3.5/4.3	1.5/3	1.6/3	2.6/3.2	3.2/4	3.8/4.7	4.4/5.5	1.5/3	2.6/3.2	3.2/4	3.8/4.7	4.4/5.5	5/6.2	2.6/3.2	3.2/4	3.8/4.7	4.4/5.5	5/6.2	6.4/7.9	
13	146	333	536	732	293	666	1140	1528	1787	2062	999	1710	2289	2681	3092	3525	2280	3052	3574	4123	4701	5950	
	1.5/3	1.5/3	2.4/3	3.2/4	1.5/3	1.5/3	2.4/3	3.2/4	3.7/4.6	4.3/5.4	1.5/3	2.4/3	3.2/4	3.7/4.6	4.3/5.4	4.9/6.1	2.4/3	3.2/4	3.7/4.6	4.3/5.4	4.9/6.1	6.2/7.7	
14	116	265	461	631	234	532	982	1341	1635	1883	797	1472	2012	2453	2824	3212	1963	2683	3271	3785	4283	5395	
	1.5/3	1.5/3	2.2/3	3/3.7	1.5/3	1.5/3	2.2/3	3/3.8	3.7/4.6	4.2/5.3	1.5/3	2.2/3	3/3.8	3.7/4.6	4.2/5.3	4.8/6	2.2/3	3/3.8	3.7/4.6	4.2/5.3	4.8/6	6/7.6	
15	94	215	401	548	189	431	847	1167	1504	1732	646	1270	1750	2255	2598	2949	1694	2334	3007	3464	3932	4934	
	1.5/3	1.5/3	2.1/3	2.8/3.5	1.5/3	1.5/3	2/3	2.8/3.5	3.8/4.5	4.2/5.2	1.5/3	2/3	2.8/3.5	3.8/4.5	4.2/5.2	4.7/5.9	2/3	2.8/3.5	3.8/4.5	4.2/5.2	4.7/5.9	5.9/7.4	
16	77	176	347	481	154	353	698	1024	1320	1603	530	1044	1536	1980	2405	2728	1392	2048	2639	3207	3635	4545	
	1.5/3	1.5/3	1.9/3	2.6/3.3	1.5/3	1.5/3	1.8/3	2.6/3.3	3.4/4.2	4.1/5.1	1.5/3	1.8/3	2.6/3.3	3.4/4.2	4.1/5.1	4.7/5.8	1.8/3	2.6/3.3	3.4/4.2	4.1/5.1	4.7/5.8	5.8/7.3	
17	63	146	289	425	128	293	578	908	1187	1480	440	868	1359	1751	2190	2534	1157	1811	2335	2920	3379	4213	
	1.5/3	1.5/3	1.7/3	2.5/3.1	1.5/3	1.5/3	1.6/3	2.5/3.1	3.2/4	4/5	1.5/3	1.8/3	2.5/3.1	3.2/4	4/5	4.6/5.8	1.8/3	2.5/3.1	3.2/4	4/5	4.6/5.8	5.7/7.2	
18	53	122	242	379	106	246	486	801	1040	1301	368	728	1201	1560	1951	2367	971	1601	2079	2601	3156	3925	
	1.5/3	1.5/3	1.5/3	2.3/3	1.5/3	1.5/3	1.5/3	2.3/3	3/3.8	3.8/4.7	1.5/3	1.5/3	2.3/3	3/3.8	3.8/4.7	4.6/5.7	1.5/3	2.3/3	3/3.8	3.8/4.7	4.6/5.7	5.7/7.1	
19	44	103	205	339	90	208	411	679	932	1186	311	617	1018	1398	1748	2136	823	1358	1863	2331	2848	3674	
	1.5/3	1.5/3	1.5/3	2.2/3	1.5/3	1.5/3	1.5/3	2.1/3	2.9/3.6	3.6/4.5	1.5/3	1.5/3	2.1/3	2.9/3.6	3.6/4.5	4.3/5.4	1.5/3	2.1/3	2.9/3.6	3.6/4.5	4.3/5.4	5.8/7.7	
20	38	88	175	290	76	177	351	580	839	1050	265	527	870	1259	1576	1925	702	1160	1679	2101	2567	3453	
	1.5/3	1.5/3	1.5/3	2/3	1.5/3	1.5/3	1.9/3	2.7/3.4	3.4/4.2	4.1/5.2	1.5/3	1.5/3	1.9/3	2.7/3.4	3.4/4.2	4.1/5.2	1.5/3	1.9/3	2.7/3.4	3.4/4.2	4.1/5.2	5.5/6.9	
22	27	65	130	216	55	131	261	433	650	865	196	392	649	978	1298	1586	522	866	1301	1731	2115	2992	
	1.5/3	1.5/3	1.5/3	1.6/3	1.5/3	1.5/3	1.6/3	2.3/3	3.1/3.8	3.8/4.7	1.5/3	1.5/3	1.6/3	2.3/3	3.1/3.8	3.8/4.7	1.5/3	1.6/3	2.3/3	3.1/3.8	3.8/4.7	5.3/6.6	
24	20	49	99	165	41	99	199	330	498	713	148	298	498	747	1089	1329	397	661	995	1428	1772	2508	
	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	2/3	2.8/3.5	1.5/3	1.5/3	1.5/3	2/3	2.8/3.5	3.4/4.3	1.5/3	1.5/3	2/3	2.8/3.5	3.4/4.3	4.9/6.1	
26	15	37	77	128	31	76	154	257	388	557	114	231	386	583	836	1128	300	515	777	1115	1504	2130	
	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.7/3	2.4/3	1.5/3	1.5/3	1.5/3	1.7/3	2.4/3	3.2/4	1.5/3	1.5/3	1.7/3	2.4/3	3.2/4	4.5/5.6	
28	11	29	60	101	23	59	121	203	308	443	88	182	305	462	664	918	242	407	616	886	1224	1831	
	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	2/3	1.5/3	1.5/3	1.5/3	1.5/3	2/3	2.8/3.5	1.5/3	1.5/3	1.5/3	1.5/3	2/3	2.8/3.5	4.2/5.2
30	9	23	48	81	18	48	97	163	248	357	70	145	245	372	536	741	193	326	496	714	988	1589	
	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.5/3	1.8/3	1.8/3	1.5/3	1.5/3	1.5/3	1.5/3	1.8/3	2.4/3	1.5/3	1.5/3	1.5/3	1.8/3	2.4/3	3.9/4.9	

- Total Load values are limited by shear, moment or deflection equal to L/240. Total Load values are the capacity of the beam in addition to its own weight.
- Live Load values are limited by deflection equal to L/360.
- Both the Total Load and Live Load values must be checked. Where a Live Load value is not shown, the Total Load value will control.
- Table values apply to either simple or multiple span beams. Span is measured center to center of supports. Analyze multiple span beams with the BC CALC® software if the length of any span is less than half the length of an adjacent span.
- Table values assume that lateral support is provided at each support and continuously along the compression edge of the beam.
- Table values for Minimum Required Bearing Lengths are based on the allowable compression design value perpendicular to grain for the beam and the Total Load value shown. Other design considerations, such as a weaker support material, may warrant longer bearing lengths. Table values assume that support is provided across the full width of the beam.
- Double, triple or quadruple the 1 1/4" wide 3100 Fb SP Total Load and Live Load values to size 2-ply, 3-ply or 4-ply 3100 Fb SP beams. Minimum Required Bearing Lengths remain the same for any number of plies.
- 1 3/4" members deeper than 14 inches are to be used as multiple-ply beams only.
- This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® software.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JB **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

Ad **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

X [Signature] _____ Date 4/9/03
Signature of applicant/designee
[Signature] _____ Date 4/9/03
Signature of Inspections Official
CBL: 217-B-54 Building Permit #: 03-0236

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

PERMIT ISSUED

Permit Number: 030236

APR 09 2003

This is to certify that Tracy Kevin /North Atlantic Custom Builders, Inc.
has permission to Construct 32'x27' 6" Single Family Home and 28'x24' Attached Garage
AT 0 Captains Landing L 217 B054001

provided that the person or persons in charge of the work accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOT REQUIRED.

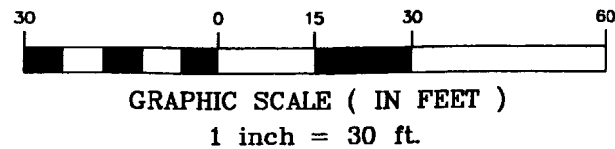
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jamie Bourke 4/9/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



OWNER:
KEVIN TRACY
P.O. BOX 1973
PORTLAND, MAINE

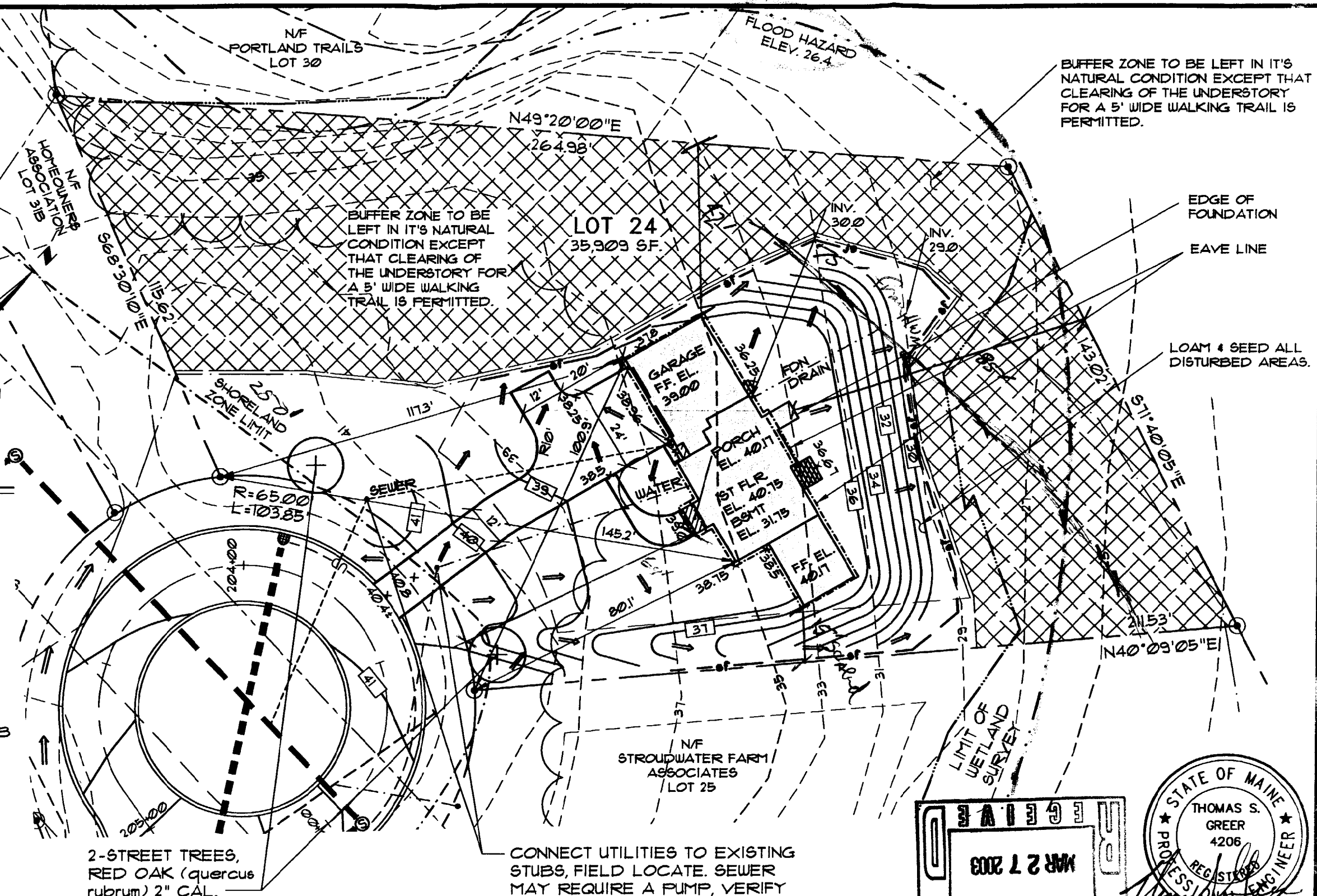
BUILDER:
NORTH ATLANTIC CUSTOM HOMES
PORTLAND, MAINE

ENGINEER:
PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE 04105

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE 04101

LEGEND

- LOT LINES
- - - - BUILDING SETBACK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT GRADE
- WETLAND BOUNDARY
- SHORELAND ZONE LIMIT
- EASEMENT
- BUFFER LINE
- FLOOD HAZARD LINE
- STREAM
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- 18" SANITARY SEWER
- 8" SANITARY SEWER
- & MANHOLE
- STORMDRAIN & MANHOLE
- CATCH BASIN
- 8" WATER LINE
- HYDRANT
- UNDERDRAIN
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- BOUND FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT TO BE SET
- 5/8" IRON PIPE TO BE SET
- PATH OF SURFACE DRAINAGE
- SILT FENCE
- NATURAL CONDITION
- BUFFER ZONE



NOTES:

1. THIS PLAN IS FOR LOT 24 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR THE ROAD IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR

CITY OF PORTLAND
INSPECTED
MAR 27 2003

STATE OF MAINE
THOMAS S. GREER
4206
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN LOT 24

3/25/03

PINKHAM & GREER

CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

RIVER'S EDGE
CAPTAIN'S LANDING

SCALE: 1"=30'
DATE: MARCH 21, 2003
DESG BY: TSG
PROJECT: 02110

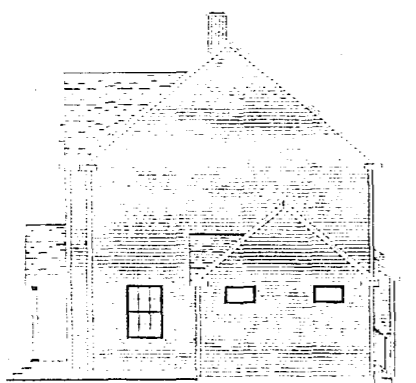
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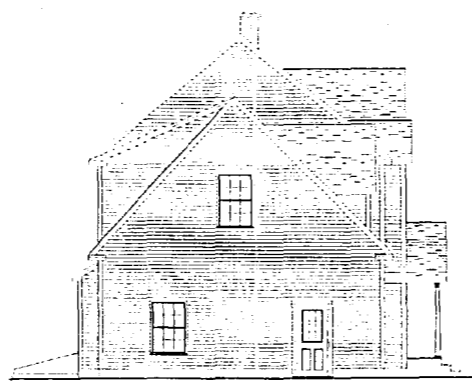


FRONT ELEVATION

ALL DIMENSIONS IN
ALL SUBJECTS OF THE HOUSE



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

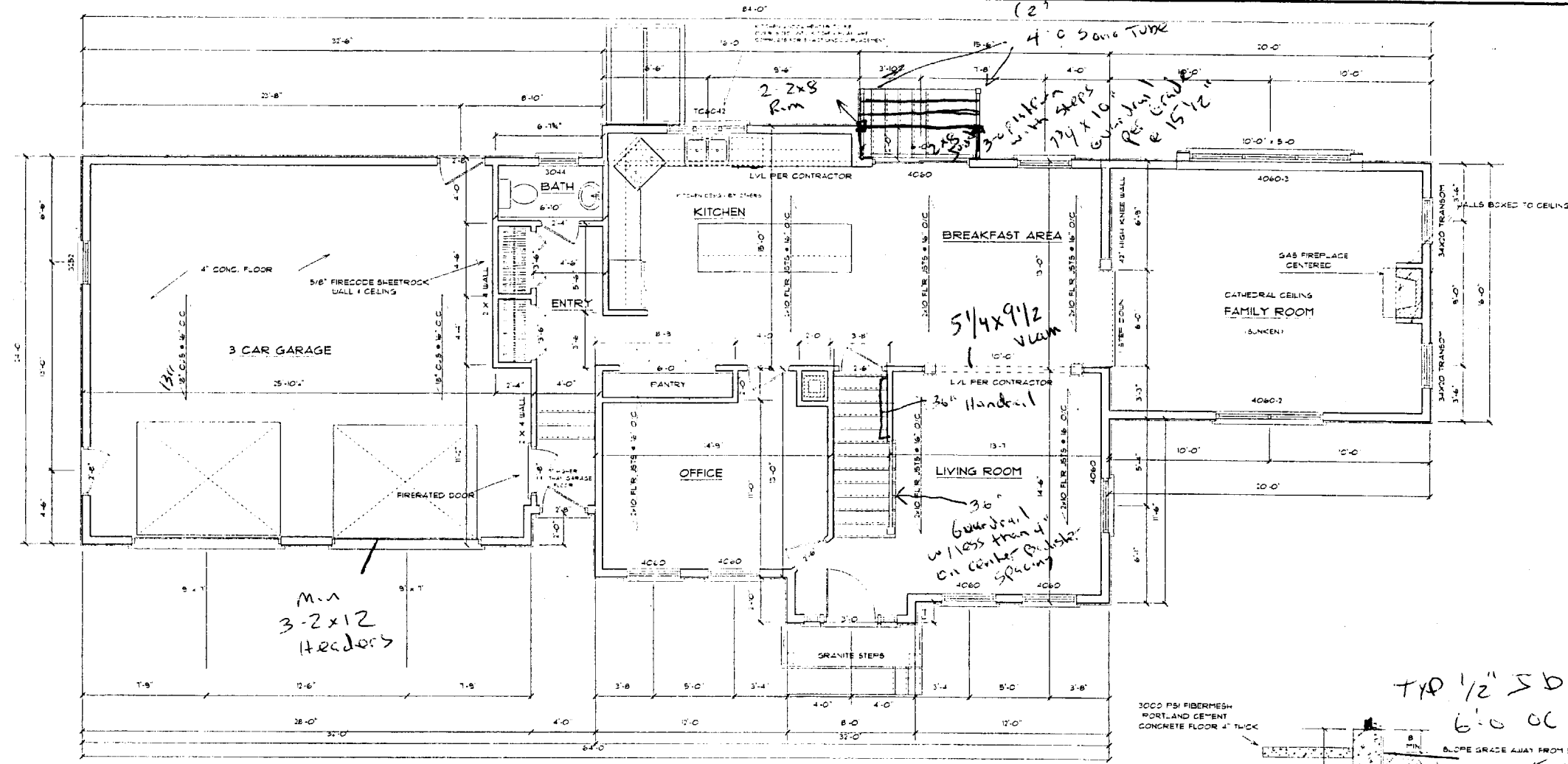
DEPT. OF BUILDING INSPEC
CITY OF PORTLAND, ME
APR - 9 2003
RECEIVE

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN
REVIEWED BY A REGISTERED ARCHITECT OR ENGINEER.
NORTH ATLANTIC CUSTOM BUILDERS INC. IS A FLORIDA DESIGN FIRM AND IS NOT ENGAGED IN THE
PRACTICE OF ARCHITECTURE OR ENGINEERING. NONE
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THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE
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RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION
CONTAINED IN THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE
ACTUAL COST OF CONSTRUCTION.

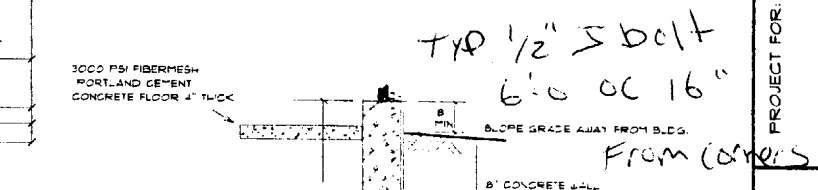
PROJECT FOR:
LOT 24
RIVERS EDGE

NORTH ATLANTIC
CUSTOM BUILDERS INC.

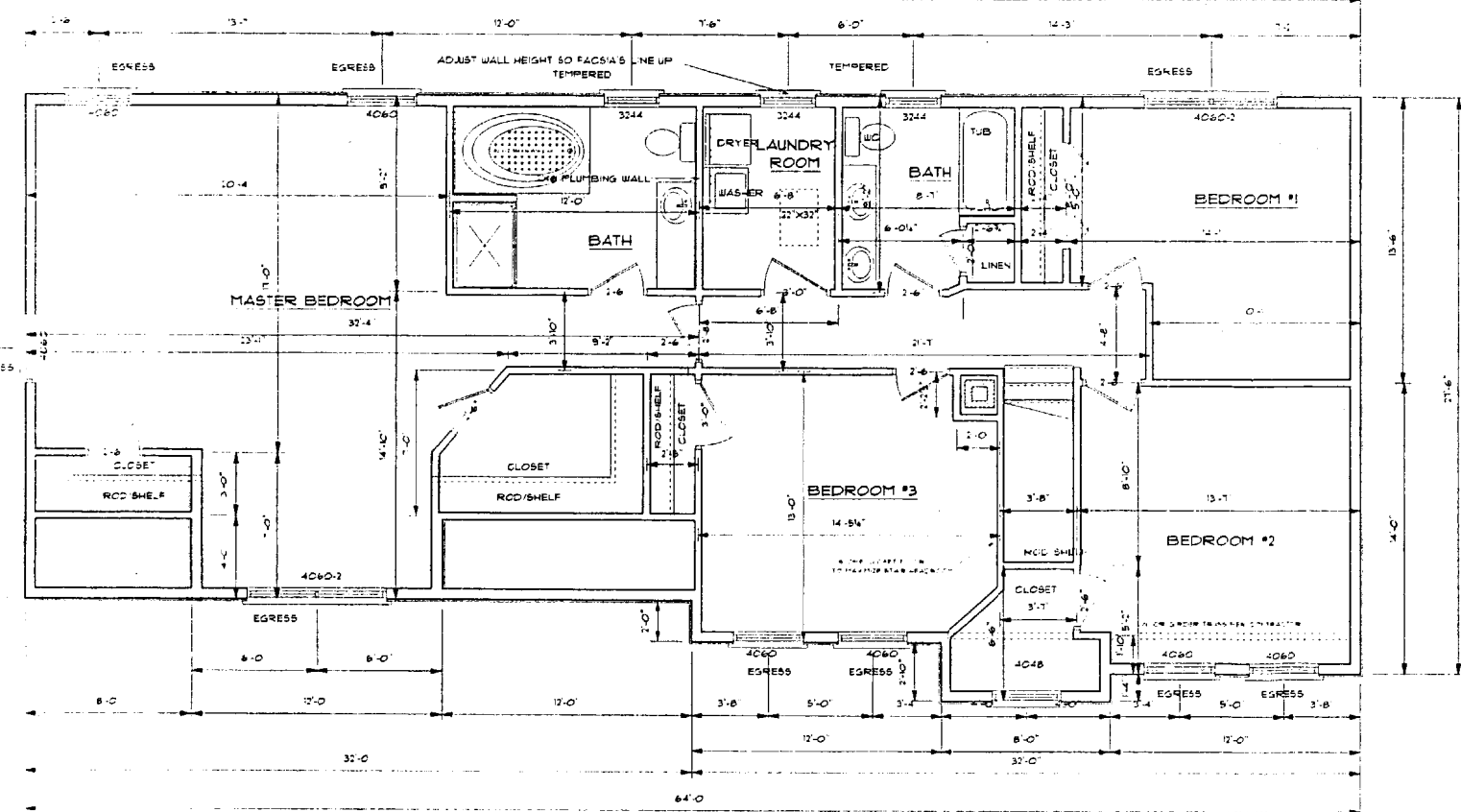
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SCALE	AS NOTED
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PAGE	1 OF 3



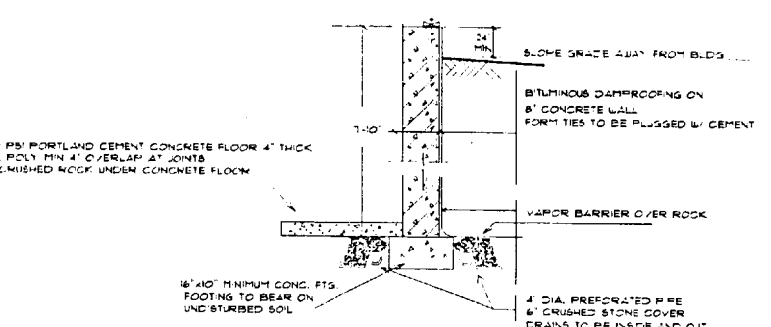
1ST FLOOR PLAN
SCALE 1/4" = 1'-0"



TYPICAL FROSTWALL SECTION - GARAGE



2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



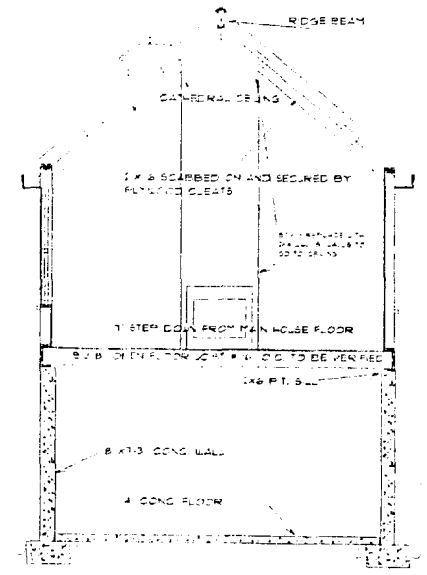
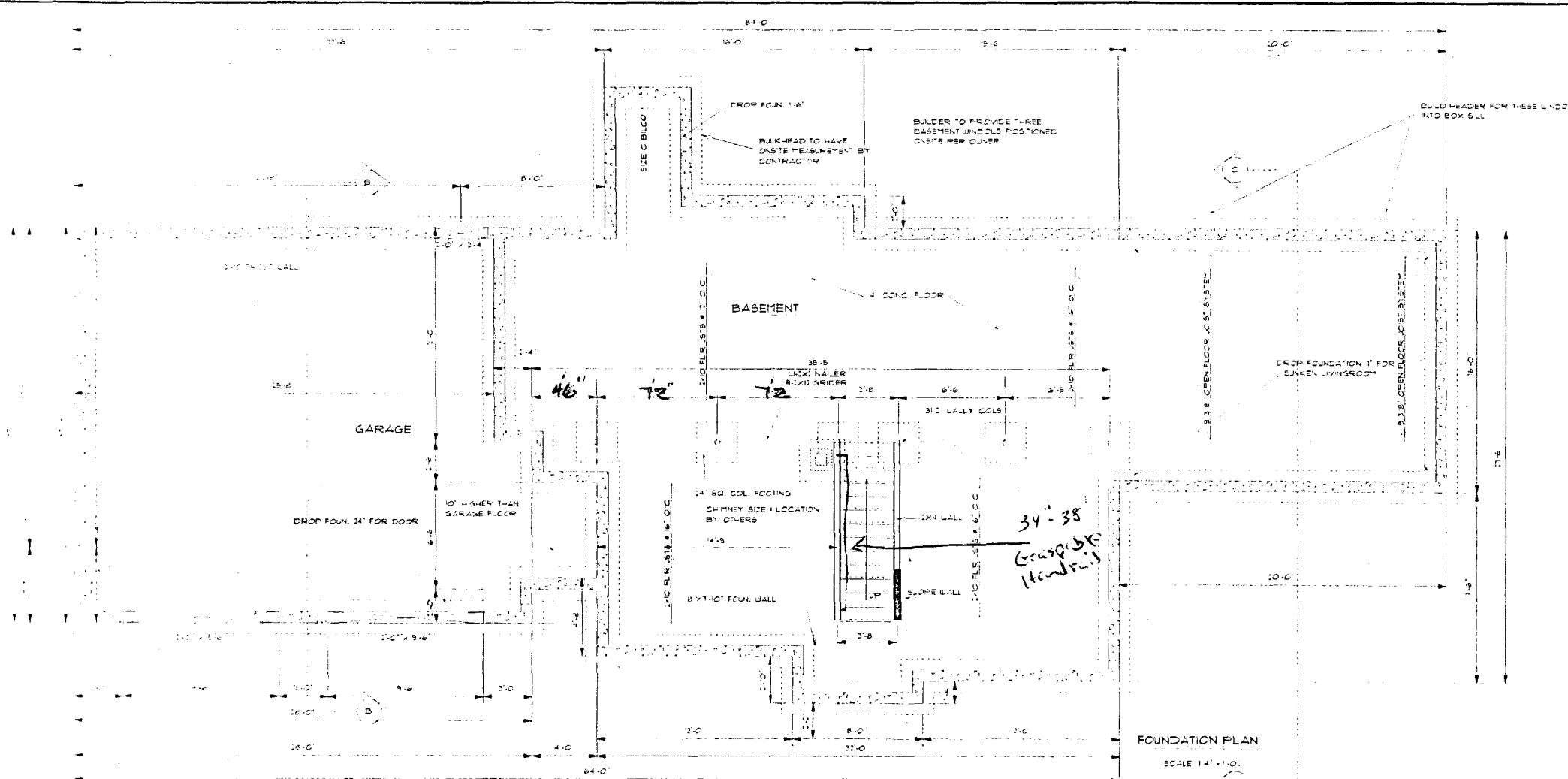
TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

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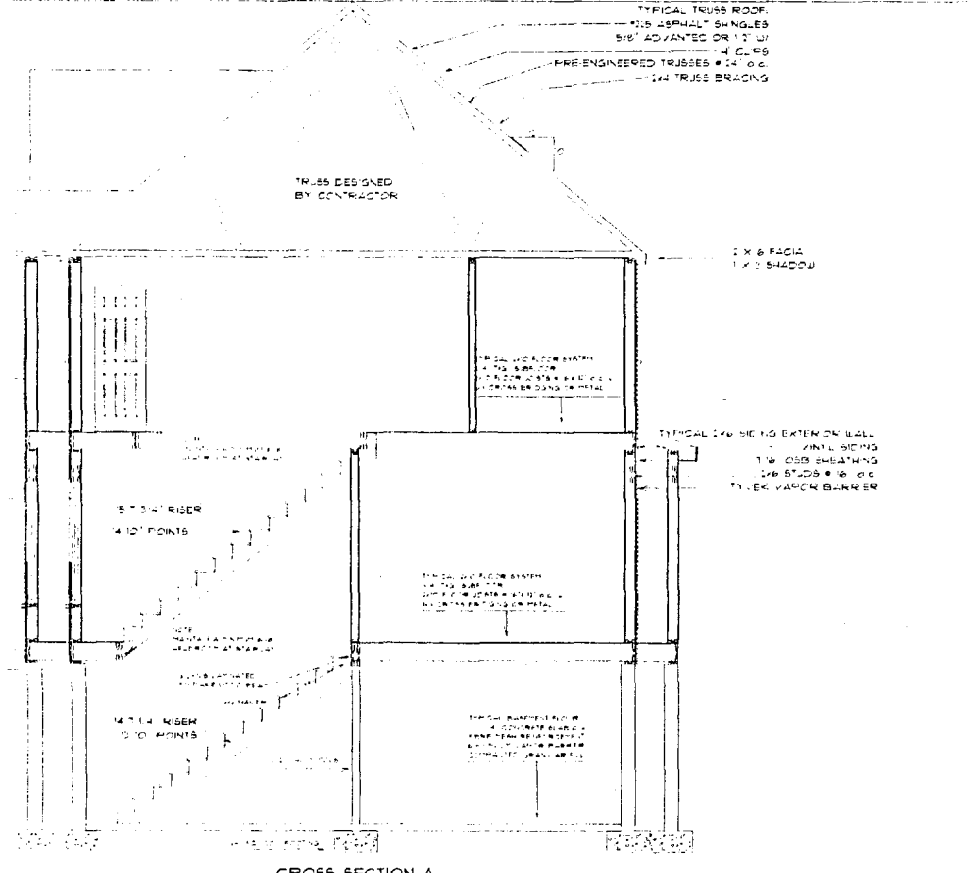
PROJECT FOR:
**LOT 24
RIVERS EDGE**

**NORTH ATLANTIC
CUSTOM BUILDERS INC.**

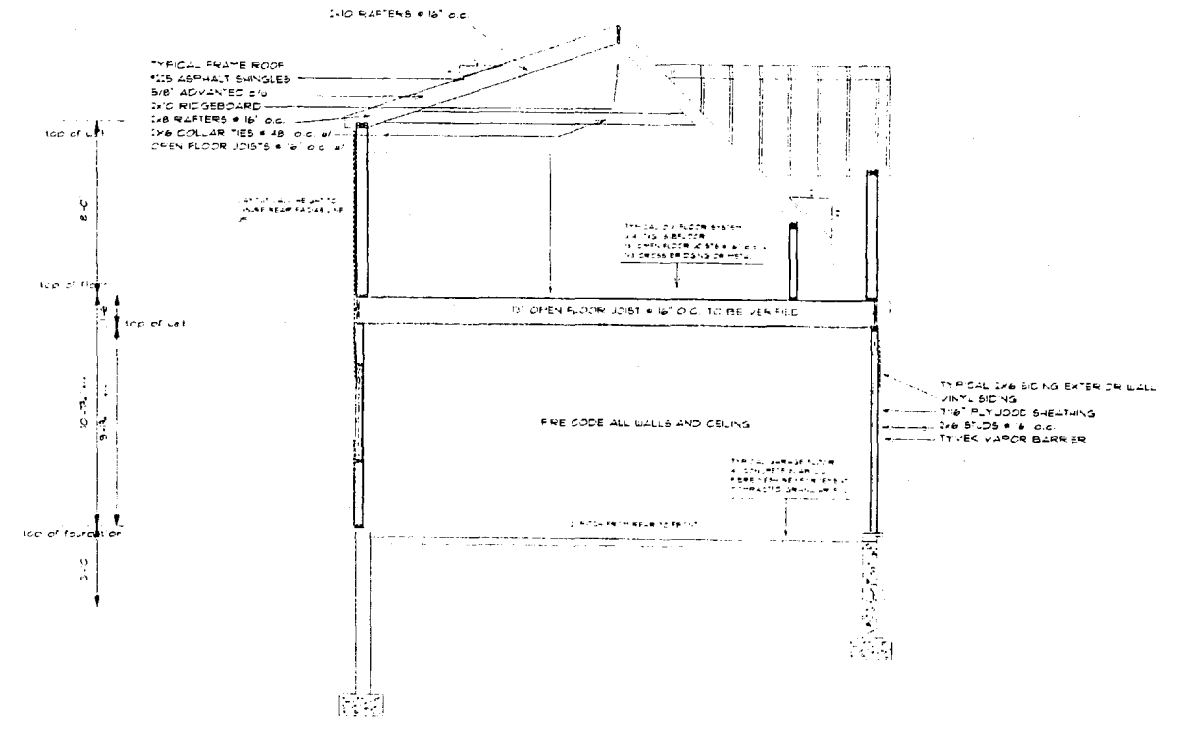
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SCALE: AS NOTED
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PAGE 1 OF 3



FOUNDATION PLAN
SCALE 1/4" = 1'-0"



CROSS SECTION A
SCALE 1/4" = 1'-0"



CROSS SECTION B
SCALE 1/4" = 1'-0"

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PROJECT FOR:
**LOT 24
RIVERS EDGE**

**NORTH ATLANTIC
CUSTOM BUILDERS INC.**

DATE: 7-15-03
SCALE: AS NOTED
DRAWN:
FILE:
PAGE 3 OF 3